

**PITCHFORK TOWNHOMES ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**TUESDAY, DECEMBER 3, 2024 – 6:50 P.M.  
IMMEDIATELY AFTER THE ANNUAL MEETING  
VIA ZOOM**

Present:       Graham Holland  
                  Kyle Koelliker  
                  Jess Legere  
                  Alex Summerfelt, Toad Property Management

Kyle called the meeting to order at 6:51 p.m. and Alex confirmed there was a quorum.

Kyle made a motion to keep Board titles the same for another year. Jess seconded the motion and the following titles were unanimously approved:

President	Kyle Koelliker
Vice President	Graham Holland
Secretary/Treasurer	Jess Legere

Kyle suggested having a deadline of the end of February 2025 for estimates to complete the grandfathered maintenance projects with work commencing in 2025 subject to availability of funds and weather. Special assessments would commence in March 2025 and attempts would be made to split the assessments into three different payments.

At 7:02 p.m. Jess made a motion to adjourn the meeting. Graham seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper, Toad Property Management